



20, Bryn Y Telor  
Bridgend, CF35 6FU

Watts  
& Morgan

# 20 Bryn Y Telor

Coity, Bridgend CF35 6FU

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**£270,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

A beautiful 3 bedroom semi-detached property, located on the popular Parc Derwen Development in Coity. Ideally situated for commuting along the M4 corridor and Bridgend Town with all amenities. The property comprises an entrance hallway, spacious living room, downstairs WC, utility room and front facing study room, a modern kitchen/diner with patio doors overlooking the rear garden. To the first floor three great sized double bedrooms with ensuite to master bedroom and a family bathroom with bath. Externally the property offers an enclosed large rear garden and a driveway providing off road parking for multiple cars.

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## Directions

\* Bridgend Town Centre - 2.3 Miles \* Cardiff City Centre - 24.0 Miles \* J36 of the M4 - 1.9 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway, which features wood-effect LVT flooring and leads through to the spacious living room. The LVT flooring continues throughout, complemented by a front-facing window that allows an abundance of natural light to fill the room.

The inner hallway also benefits from LVT flooring and provides access to a carpeted staircase rising to the first floor. From here, there is access to a well-designed utility room, fitted with a modern range of coordinating wall and base units, complementary work surfaces and matching splashback tiling, with LVT flooring.

The front reception room features LVT flooring and a large front-facing window, making it an ideal space for a home office, study, or snug.

The ground floor W/C which features LVT flooring, includes a 2 piece suite comprising of a wash hand basin and WC.

To the rear of the property is a spacious kitchen/diner, benefiting from a rear-facing window and double patio doors that overlook and provide access to the rear garden. The kitchen is fitted with tiled-effect vinyl flooring and a modern range of coordinating wall and base units with complementary work surfaces. There is ample space and provision for a washing machine, dishwasher, and fridge freezer.

The first-floor landing features carpeted flooring and benefits from a useful storage cupboard. The main bedroom is a generously sized double room with carpeted flooring and two front-facing windows. The en-suite shower room is fitted with laminate flooring and a three-piece suite comprising a wash hand basin, WC, and enclosed shower, with a front-facing window providing natural light.

The main family bathroom also features laminate flooring and is fitted with a three-piece suite including a wash hand basin, WC, and bath, complemented by a side-facing window.

Bedroom two is rear-facing and benefits from carpeted flooring and a window overlooking the rear.

Bedroom three is also a well-proportioned room, featuring laminate flooring and a rear-facing window.

### GARDENS AND GROUNDS

Approached off Bryn Y Telor, number 20 enjoys a private driveway to the front providing convenient off-road parking for multiple cars. To the rear, the property boasts a large, fully enclosed and landscaped garden featuring a combination of lawn and patio areas, all bordered by secure fencing.

### ADDITIONAL INFORMATION

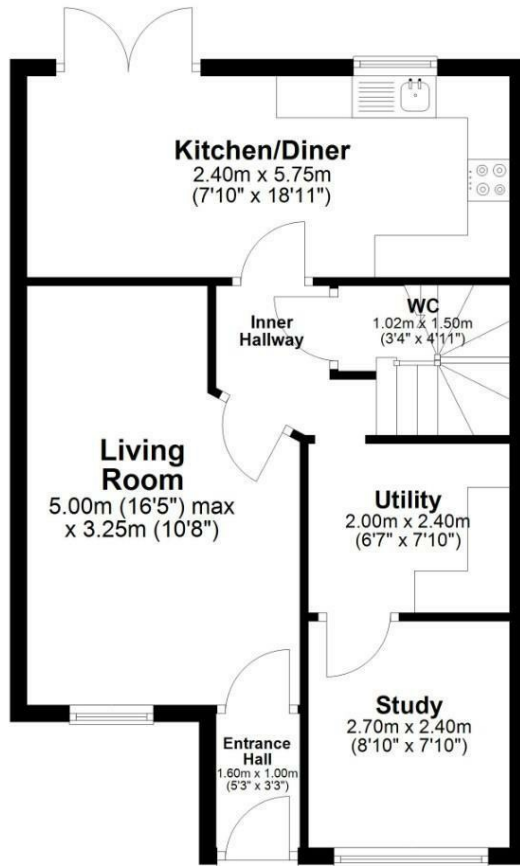
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'D'.

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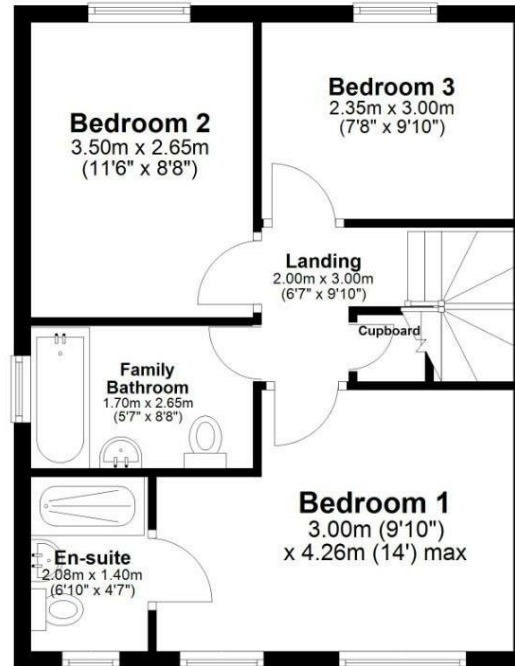
## Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 95                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

